152.0	0009	0006.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 808,200 / 808,200
					USE VALUE: 808,200 / 808,200
					ASSESSED: 808,200 / 808,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		PERKINS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SULLIVAN FRANCIS X III
Owner 2:	RAYLA ELAINE
Owner 3:	
Street 1:	15 PERKINS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DUNN JOSEPH P ETAL/ TRUSTEES -
Owner 2:	DUNN REALTY TRUST -
Street 1:	15 PERKINS ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1937, having primarily Wood Shingle Exterior and 1731 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	328,200		480,000	808,200
Total Card	0.138	328,200		480,000	808,200
Total Parcel	0.138	328,200		480,000	808,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 466.90 | /Parcel: 466.9

Legal Description

User Acct

101240

GIS Ref

GIS Ref

Insp Date

04/27/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 152.0-0009-0006.A

!11963!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	328,200	0	6,000.	480,000	808,200	808,200	Year End Roll	12/18/2019
2019	101	FV	245,900	0	6,000.	450,000	695,900	695,900	Year End Roll	1/3/2019
2018	101	FV	230,600	0	6,000.	372,000	602,600	602,600	Year End Roll	12/20/2017
2017	101	FV	230,600	0	6,000.	342,000	572,600	572,600	Year End Roll	1/3/2017
2016	101	FV	230,600	0	6,000.	312,000	542,600	542,600	Year End	1/4/2016
2015	101	FV	220,900	0	6,000.	306,000	526,900	526,900	Year End Roll	12/11/2014
2014	101	FV	220,900	0	6,000.	284,400	505,300	505,300	Year End Roll	12/16/2013
2013	101	FV	220,900	0	6,000.	270,600	491,500	491,500		12/13/2012

PRINT

Date	Time
12/11/20	02:05:17

LAST REV

Date	Time
11/04/20	11:51:04

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11963

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DUNN JOSEPH P E	71477-478		8/15/2018	Family	680,000	No	No	4	
DUNN JOSEPH P &	69619-351		7/18/2017	Convenience	1	No	No		Kathleen M Dunn dod 2/19/2018--> Mary Ann Sul
DUNN JOSEPH P,	66198-377		10/8/2015	Convenience	1	No	No		
DUNN MARITA	27667-60		9/12/1997	Family	1	No	No		James A Dunn dod 8/2/1995

USER DEFINED

Prior Id # 1:	101240
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/1/2020	1189	Redo Bas	40,000	C				
11/30/2018	1804	Heat App	16,000	C				
10/23/2018	1576	Redo Kit	47,000	C				
12/11/2012	1628	New Wind	20,300	C				
8/12/2008	910	Manual	1,900	C				rebuild rear stair
12/6/2007	1096	Re-Roof	6,036	C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/27/2018	MEAS&NOTICE	CC	Chris C
4/11/2013	Info Fm Prmt	MM	Mary M
1/15/2009	Measured	336	PATRIOT
10/27/2000	Hearing Chag	201	PATRIOT
11/30/1999	Meas/Inspect	268	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	80.	1.00	9									480,000						480,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 480,000 | Spl Credit | Total: 480,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.31964278
Const Adj.:	0.98500049
Adj $ / SQ:	175.480
Other Features:	73608
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	445916
Depreciation:	117722
Depreciated Total:	328194

COMMENTS

2 FPL`S NON-FUNC.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

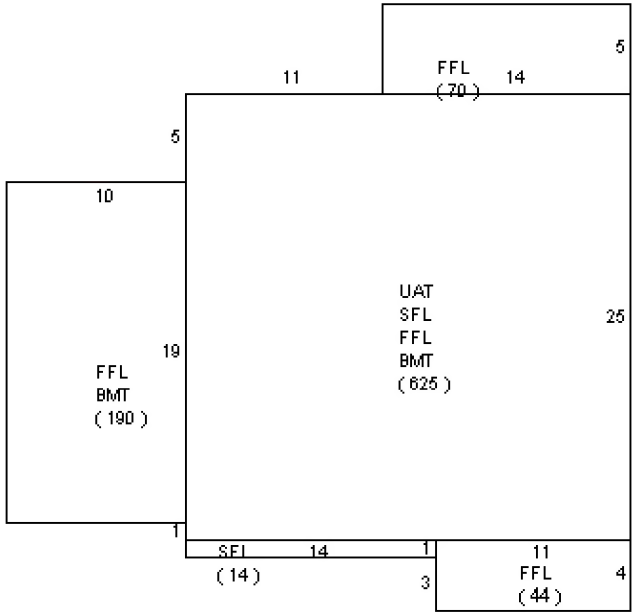
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	193.03
Special Features:	0	Val/Su Net:	129.26
Final Total:	328200	Val/Su SzAd	209.31

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	929	175.480	163,021
BMT	Basement	815	56.010	45,651
SFL	Second Floor	639	175.480	112,131
UAT	Upper Attic	156	70.190	10,967

Net Sketched Area:	2,539			Total:	331,770
Size Ad	1568	Gross Are	3008	FinArea	1731

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

152.0-0009-0006.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	